

## HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Wyong Shire Council on Thursday 19 November 2015 at 10.30 am

Panel Members: Garry Fielding (Chair), Kara Krason, Jason Perica and Cr Lloyd Taylor

Apologies: Cr Greg Best      Declarations of Interest: None

### Determination and Statement of Reasons

**2015HCC001 – DA1179/2014** – Wyong Shire Council, Concept Plan for retail premises comprising 2 stages with Stage 1 for Masters Homemaker Improvement Centre and associated site works, access and infrastructure, 60 Wyong Road, Tuggerah.

**Date of determination:** 19 November 2015

#### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

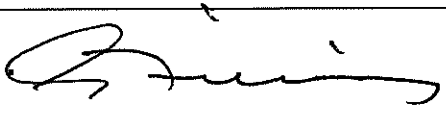
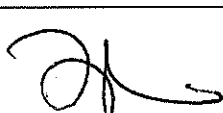
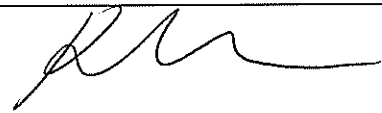


#### Panel Decision:

The Panel approves Development Application 1179/2014 for a staged development under Section 83B of the *Environmental Planning and Assessment Act* 1979. Approval is granted for the Concept Plan for a retail premises comprising 2 stages and Stage 1 being for a Masters Homemaker Improvement Centre, associated site works, access and infrastructure at 60 Wyong Road, Tuggerah, subject to amendments to the Draft Conditions of Consent as outlined below.

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## Conditions:

- 1 Amend Condition 1 to refer to the Landscape plans, Landscape public art Plan and the Concept Plan.
- 2 The addition of new Condition 1A to reduce the height of the three large iconography signs and the "Best Price Guarantee" Sign on the south western elevation to 2798mm.
- 3 Amend Condition 6 as follows:
  - Change the date from 10 March 2015 to 17 November 2015 to refer to the most recent correspondence from the NSW Office of Water.
  - Include JRPP amendments to condition 18 (iv) and (v) of the General Terms of Approval issued by NSW Office of Water to refer to Roads Authority Approval and the inclusion of the word "approximately" in reference to the 450m long riparian corridor to the West.
  - Deletion of the 2<sup>nd</sup> paragraph of Condition 6.
- 4 The deletion of conditions 7 and 8 referring to the Voluntary Planning Agreement between the Department of Planning and Environment and Scentre Limited and Orta Pty Ltd.
- 5 The inclusion of "A" to refer to Section 94A of *Environmental Planning and Assessment Act 1979*.
- 6 Amend condition 16 to include the following information referring to the Landscape Plans:
  - Drawing Nos 101, 102 and 501
  - Revision D
  - 15/12/2014
- 7 Amend conditions 21, 36 and 72 to delete the reference to "RTA" and replace with the correct Authority being "RMS"

 Garry Fielding (Chair)	 Jason Perica	 Kara Krason
 Lloyd Taylor	 <del>Greg Best</del>	

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## SCHEDULE 1

1	<b>JRPP Reference – 2015HCC001, LGA – Wyong Shire Council, DA1179/2014</b>
2	<b>Proposed development:</b> Wyong Shire Council, Concept Plan for retail premises comprising 2 stages with Stage 1 for Masters Homemaker Improvement Centre and associated site works, access and infrastructure.
3	<b>Street address:</b> 60 Wyong Road, Tuggerah.
4	<b>Applicant/Owner:</b> <b>Applicant</b> - Scentre Group. <b>Owner</b> – Scentre Group, Orta Pty Ltd
5	<b>Type of Regional development:</b> Development has a capital investment value of \$20m
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy 44 – Koala Habitat Protection</li> <li>○ State Environmental Planning Policy 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 66 – Advertising and Signage</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Wyong Development Control Plan 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report with recommended conditions of Consent, Plans and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> <li>• Mr Neil Ingham - Ingham Planning</li> <li>• Craig Marshall – Scentre Group</li> <li>•</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 5 March 2015 - Briefing Meeting; 19 November 2015 - Site Inspection; 19 November 2015 – Final Briefing Meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report